

EXHIBIT “B”

American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.: Properties Abstract, Inc.
PAI-15390-FNT
Print Date & Time: 210 Penns Trail, Suite 200
04/26/2022 04:43 PM Newtown, PA 18940
Officer/Escrow Officer:

Settlement Location:
210 Penns Trail, Suite 200, Newtown, PA 18940

Property Address: 66 Penn Oak Trail, Newtown, PA 18940
Buyer: Drew Foster, Jennifer Gentile
Seller: Manuel Metsikas, Stacey Metsikas
Lender: Federated Lending Corp, ISAOA

Settlement Date: 4/28/2022
Disbursement Date: 4/28/2022
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$1,272,500.00
Seller Credit	\$50,000.00	
Prorations/Adjustments		
City/Town Taxes from 4/28/2022 to 12/31/2022		\$2,816.06
School Taxes from 4/28/2022 to 6/30/2022		\$2,732.03
Title Charges & Escrow / Settlement Charges		
Deed Prep Fee with Properties Abstract	\$95.00	
Mortgage Release Tracking Fee with Require	\$35.00	
Notary Fee with Patricia Shprintz	\$40.00	
Commission		
Real Estate Commission Buyers Broker to ReMax Properties, Ltd.	\$30,562.50	
Real Estate Commission Sellers Broker to Keller Williams Real Estate- Newtown	\$30,562.50	
Government Recording and Transfer Charges		
State Tax/stamps to Simplifile LC	\$12,725.00	
Payoff(s)		
Lender: Payoff of First Mortgage Loan to Cabana Series IV Trust Principal Balance as of 5/5/2022 \$668,467.16 Interest on Payoff Loan: -7 days @ \$0.00/day for \$0.00	\$668,467.16	
Lender: Payoff of Second Mortgage Loan to PNC Bank, NA Principal Balance as of 5/4/2022 \$288,999.48 Interest on Payoff Loan: -6 days @ \$0.00/day for \$0.00 \$0.00	\$288,999.48	
Miscellaneous		

	Debit	Credit
Subtotals	\$1,082,105.64	\$1,278,048.09
Due From Borrower		
Due To Seller	\$195,942.45	
Totals	\$1,278,048.09	\$1,278,048.09

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Properties Abstract, Inc. to cause the funds to be disbursed in accordance with this statement.

Stacey Metsikas

Escrow Officer